

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner testified that the subject site has been retained by the developer for use as a recreational area. The lot is small for the number and type of facilities that have been proposed for site. The development is being marketed with the recreation facilities located on this site. The witnesses described the problems they have with the site because of the unique size, shape and topography of the land. The witnesses all testified to the hardships and practical difficulties they have with developing the property.

2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory

- 2) Vinyl coated steel chain link fabric in accordance with ASTM F 668 - type 2B.
- 3) Steel core wire shall be galvanized in accordance with ASTM - 641 - 71A.
- 4) Color shall be a dark, earth tone.
- 5) The fabric type shall be:
 - a) Standard industrial type;
 - b) 2" +/- 1/8";
 - c) 3 gauge
 - d) 0.145" core wire diameter
 - e) 1,290 lbs. breakload
- 6) The fabric selvage shall be knuckled on the top and bottom.

P.D.S. (Privacy Decorative Slating) or equal. 0.951 density polyethylene hollow rectangular tube that fits snugly into the weave of chain link fabric. The melt index value is .35/.40 environmental stress crack resistance (ESCR). The low temperature brittle point is -76 degrees fahrenheit.

J. Robert Gaines
J. ROBERT GAINES
Zoning Commissioner
for Baltimore County

JRH/rmm
cc: Peoples Counsel
Ms. Marsha Lea, 9881 Broken Lane Parkway, Columbia, Md. 21046
Mr. Tom Hewitt, D.S. Thaler, 11 Warren Road, Baltimore, Md. 21208
Mr. Michael Clay, Capital Homes, 8986 Guilford Road, Columbia, Md.
21046

(over)

Containing 2.2045 acres of land, more or less.

less.

The seal is circular with a double-lined border. The outer ring contains the text "STATE OF MARYLAND" at the top and "PROFESSIONAL ENGINEER" at the bottom. Inside this, the text "JAMES ADRIAN MAHAFFEY, JR." is written in a curve. The center of the seal features the coat of arms of the State of Maryland, which depicts two figures holding a shield with a ship. Below the coat of arms, the text "No. 11005" and "REGISTERED" are printed.

District: 3rd Date of Posting: 1-31-89
 Posted for: Varian
 Petitioner: Reginald Kimmie, INC.
 Location of property: S.E. of Galloway Summit Road 4 1/2 miles
off the S.E. of Galloway Road
 Location of Signs: S.E. side of Summit Road in front of subject
property
 Remarks:
 Posted by: A.G. Burt Signature
 Number of Signs: 7 Date of return: 2-10-89

S. Zafe Olan

PO09600
reg M25216
cs 893291
price \$86.07

[illegible]

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

January 18, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-329-A
5/5 Green Summit, 400' SW c/l Diana Road
3rd Election District - 2nd Councilmanic
Petitioner(s): Capital Homes, Inc.
Hearing Scheduled: Tuesday, February 21, 1989 at 9:30 a.m.

Variance from Section 1802.2.8 Other Principle Use (Zoning Code) Sec. 504: CMBP, B.W. Setback for Principle Building other than residential (Comprehensive Manual of Development Policies); Variance for front yard setback of 25 ft. in lieu of the required 50 ft. setback. Sec. 400.1 Accessory Buildings in Residential Zones (Zoning Code).

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Capital Homes, Inc.
Dennis Bodley, Esq.
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

Date: 2/16/89

Capital Homes, Inc.
8965 Guilford Road, Suite 290
Columbia, Maryland 21046

ATTN: MICHAEL F. CLAY

Re: Petition for Zoning Variance
CASE NUMBER: 89-329-A
5/5 Green Summit, 400' SW c/l Diana Road
3rd Election District - 2nd Councilmanic
Petitioner(s): Capital Homes, Inc.
Hearing Scheduled: Tuesday, February 21, 1989 at 9:30 a.m.

Gentlemen:

Please be advised that fees are due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

YOU should return the sign and post set(s), there each set not

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. C-329-A

DATE 2/21/89 ACCOUNT R-11-115-1111

AMOUNT \$ 111.19

RECEIVED FROM Capital Homes, Inc.

FOR: R-11-115-1111

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee Date: December 16, 1988

FROM: Robert W. Bowling, P.E.

SUBJECT: Zoning Request #200-88

PROPERTY OWNER: Capital Homes, Inc.
5/5 of Green Summit,
400' SW the centerline of Diana Road

DISTRICT: 3

The Department of Public Works, Bureau of Public Services, has no objection to the 25' setback variance as requested pending conformance with the following comments:

The previous comments dated 4/16/84, 1/24/85 and 1/29/85 covering the Summit Chase subdivision are still valid but with the following addition:

GENERAL COMMENTS:

The State Department of the Environment Construction Permits for each private utility (water and sanitary sewer) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

HIGHWAY COMMENTS:

The entrance locations are subject to approval by the Bureau of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Details R-32, 1977 Edition), as the Developer's total responsibility.

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services (494-3321 for commercial or 494-3363 for residential).

HIGHWAY COMMENTS: (Cont)

In accordance with Bill No. 32-72, street lights are required in all subdivisions. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

Ramps shall be provided for physically handicapped persons at all street intersections.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

STORM DRAINS AND SEDIMENT CONTROL COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1" = 200', including all facilities and drainage areas involved, shall be shown on a plan and submitted to Baltimore County for review.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

In accordance with Baltimore County Council Grading, Sediment Control and Forest Management Ordinance (Bill No. 33-98), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines Date: February 18, 1989

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
Zoning Petition No. 89-329-A (W. Carmel Muth, et al. 49-329-A)
SUBJECT: (Capital Homes, Inc. 21204-11111111-A (Rock))

The Office of Planning and Zoning has no comment on the above petition.

PK/sf

89-329-A
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 14th day of December, 1988.

J. Robert Haines
Zoning Commissioner

Petitioner: Capital Homes, Inc.
Petitioner's Attorney: Dennis Bodley, Esquire

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 6, 1989

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

MEMBERS

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
The Natural
Development

Dennis Bodley, Esquire
2700 Legg Mason Tower
111 South Calvert Street
Baltimore, MD 21202

RE: Item No. 200, Case No. 89-329-A
Petitioner: Capital Homes, Inc.
Petition for Zoning Variance

Dear Mr. Bodley:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Michael F. Clay
Capital Homes, Inc.
8965 Guilford Road
Suite 290
Columbia, MD 21046

STORM DRAINS AND SEDIMENT CONTROL COMMENTS: (Cont)

The Developer shall be responsible to stabilize the roadway areas and supporting slopes on all road rights-of-way following completion of the initial grading of the proposed outfall. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (with Semi-permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

Sediment control provisions will be required for the building permit application and for any grading involved.

WATER AND SANITARY SEWER COMMENTS:

Permission to obtain a metered connection from the existing main may be obtained from the Department of Permits and Licenses.

Permission to connect to, or (to connect additional sanitary fixtures to) the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

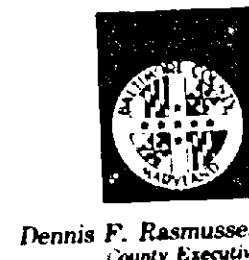
Robert W. Bowling
Robert W. Bowling, P.E.
Developers Engineer of Division

RWB:ROP:pab

GREENSUM/TXTMEM07

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
(301) 887-3554

January 17, 1989



Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers 35, 200, 215, 232, 233, 234, and 235.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: January 24, 1989
FROM: Robert W. Bowling, P.E.
RE: Meeting of December 13, 1988

The Developers Engineering Division has reviewed the zoning items for the subject meeting. We have no comments for Items 35, 232, 234 and 235.

Attached are our comments for Items 200 and 215.

Robert W. Bowling
ROBERT W. BOWLING, P.E. Chief
Developers Engineering Division

RWB:s

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Dennis F. Rasmussen</i>	111 S. Calvert St. Ste. 2200, Baltimore, MD 21202
<i>Marsha Lea</i>	9231 Brokenland Parkway, Columbia, MD 21046
<i>Tom Hewitt</i>	11 WARREN ROAD, Columbia, MD 21046
<i>Michael Clay</i>	Capital Homes 8146 Guilford Rd, Columbia, MD 21046

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 200, Zoning Advisory Committee Meeting of December 13, 1988
Property Owner: Capital Homes, Inc.
Location: S/S Green Summit, 400' SW of c/l of Diane Road
Water Supply: metro Sewage Disposal: metro

COMMENTS ARE AS FOLLOWS:

- (X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 436-3775, to obtain requirements for such installation before work begins.
- () A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any char-broiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations of the building, food service of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- (X) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Facilities Section, Bureau of Regional Community Services, 496-3811.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Natural and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to raising or extending structure/s, petitioner must contact the Division of Waste Management at 496-3768, regarding removal and/or disposal of potentially hazardous material and solid waste. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 496-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 496-3768.
- () Soil percolation tests, have been _____, must be _____ conducted.
- () The results are valid until _____. Petitioner should contact the Division of _____.
- () Soil percolation test results have expired. Petitioner should contact the Division of _____.
- () Water and sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test _____ shall be valid until _____. This must be accomplished prior to conveyance _____ is not acceptable and must be retested. This must be accomplished prior to conveyance _____ of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the petibility of the water supply must be verified by collection of bacteriological and chemical water samples.
- () Submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

J. James Dyer
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

CDC

September 7, 1988

Mr. James Dyer, Zoning Supervisor
Baltimore County Office of Planning & Zoning
Room 113
111 West Chesapeake Avenue
Towson, MD 21204

RE: Summit Chase Amenity Area
CDC Project Number 130-88A

Dear Mr. Dyer:

We are currently designing a community amenity area for the Summit Chase townhouse and single family home development near Green Spring Avenue in Baltimore County. The amenity area will include a swimming pool, community building with shower/locker rooms and a community meeting room, two tennis courts, a play area and parking. The amenity area will be located on its own lot within the subdivision and will be operated by the Summit Chase Homeowners' Association. The use of the facilities will be restricted to residents of the development. Please note that the name of the development as it appears on the approved CRG plans is Summit Green.

As I explained in our telephone conversation on August 25, we would like to verify the classification and setback requirements for the community building. We would also like to be made aware of any setback requirements for the swimming pool, tennis courts and wood and canvas shade shelters (please refer to the enclosed preliminary site plan).

We would appreciate your review of the enclosed plan and your written response to the setback requirements. Please contact Marsha Lea of this office or me at your earliest convenience.

Sincerely,

Joan Gregory
Joan Gregory, P.E.

JG/bkg

Enclosure

CC: Michael Clay, Capital Homes
Tom Hewitt, DS Thayer & Associates

9-12-88-3
(MK)

#200

PROCESSED
Richard T. Burns - A
Victor Chao
Scott A. Grace - A
Dennis F. Rasmussen - A
Edward C. Kelly - A
Ernest J. Mader - A

Baltimore County
Fire Department
Towson, Maryland 21204
494-4500

Paul H. Reinke
Chief

December 29, 1988

J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Property Owner: Capital Homes, Inc.

Location: S/S Green Summit, 400' SW of c/l of Diane Road

Item No.: 200

Zoning Agenda: Meeting of 12/13/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Paul H. Reinke* NOTED & APPROVED: *J. Robert Haines*
Planning Group Fire Prevention Bureau
Special Inspection Division

/j1

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3553

J. Robert Haines
Zoning Commissioner



May 12, 1989

Ms. Marsha Lea, ASLA
Director of Landscape Architect
Columbia Design Collective
Architects, Planners and Landscape Architects
9881 Broken Land Parkway
Suite 200
Columbia, Maryland 21046

RE: Capital Homes/Summit Chase Community Center
CDC Project No. 130-88A
Zoning Case #89-329A

Dear Ms. Lea:

I am in receipt of your letter of May 5, 1989 and the accompanying plan. I have reviewed the plan and decided that it complies with the restrictions concerning landscaping, buffering and fencing, as set forth in my March 24, 1989 Order. The landscaping and fencing proposed on the plan marked, Petitioner's Exhibit A, will be accepted as a substitute for Restriction Nos. 7 & 8 in the matter of Case #89-329A.

If you have any further questions concerning this matter, please feel free to contact me.

J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmm

cc: Mr. Tom Hewitt, D.S. Thaler, 11 Warren Road, Baltimore, Md. 21208
Mr. Michael Clay, Capital Homes, 8986 Guilford Road, Columbia, Md. 21046

CDC

May 5, 1989

Mr. Robert Haines
Zoning Examiner
Baltimore County
111 W. Chesapeake Avenue
Towson, MD 21204

RE: Capital Homes/Summit Chase Community Center
CDC Project No. 130-88A
Zoning

Dear Mr. Haines:

Thank you for taking the time to meet with Michael Clay, Tom Hewitt, and me to discuss the condition set forth in the decision to grant the variances for the Community Center at Summit Chase.

We understand that the intent of the condition was to screen/buffer the recreational uses from the adjacent residential properties. We believe the solution we discussed in our meeting will achieve the desired buffer. We propose to install a 6' high board-on-board fence along the east property line, starting twenty feet from the R.O.W. line of Green Summit Road and ending at the end of the townhouse row. The remainder of the three sides of the property, abutting HOA open space or the adjacent school will be heavily landscaped.

We have reviewed your requirements and our proposed plant selections and locations with Avery Harden in the Department of Current Planning. We have enclosed a print of the plan that was sent to Mr. Harden for his review. I spoke with Mr. Harden on May 2, 1989, and he gave his approval of the buffer planting plan as submitted.

Columbia Design Collective
2400 York Road
Columbia, Maryland 21046
Tel: 410-730-1234
Fax: 410-730-1235
E-mail: info@cdc-cd.com

RECEIVED
MAY 9 1989
ZONING OFFICE

Mr. Robert Haines
Zoning Examiner
Baltimore County
RE: CDC Project 130-88A
May 5, 1989
Page Two

Thanks again for your time. Please do not hesitate to call if you have any further questions.

Sincerely,

Marsha Lea
Marsha Lea, ASLA
Director of Landscape Architecture

MS/ct

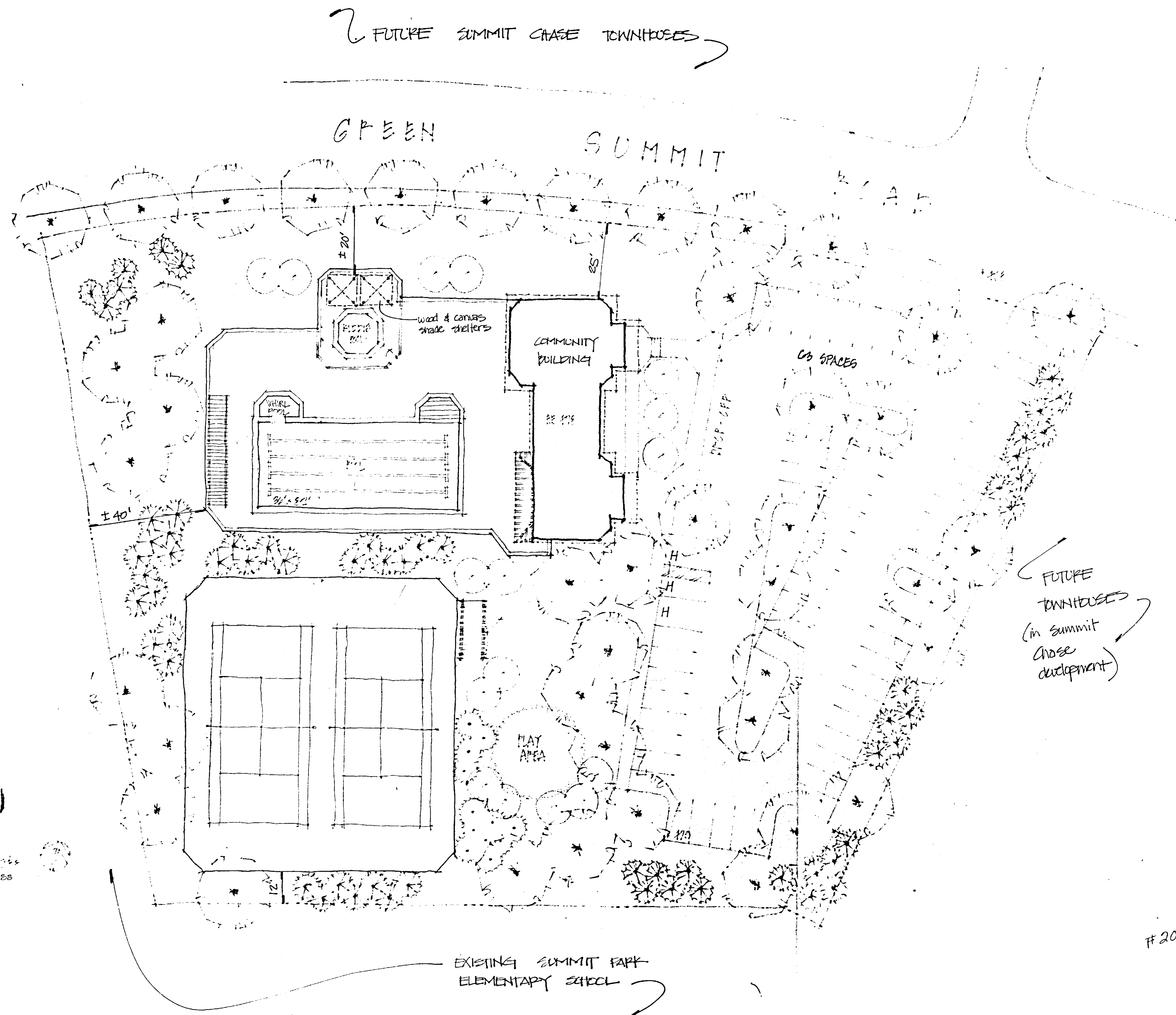
Enclosure

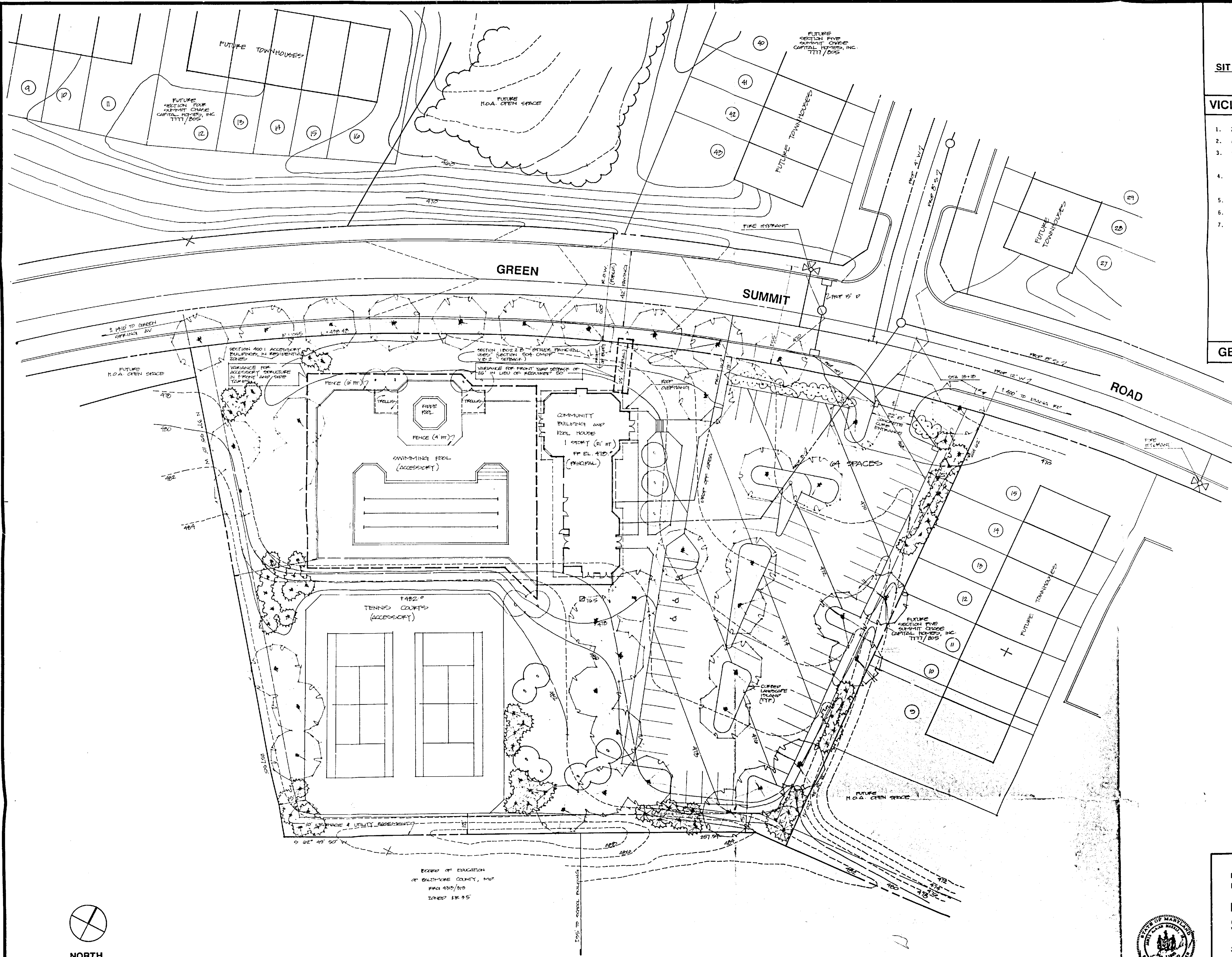
cc: Mr. Michael Clay, Capital Homes
Mr. Tom Hewitt, D. S. Thayer
Mr. Avery Harden, Baltimore County Current Planning

rh05.05

CAPITAL HOMES
Summit Chase
 RECREATION AREA
 PRELIMINARY SITE PLAN

COLUMBIA DESIGN COLLECTIVE, INC.
 PROJECT NO. 101-44 SCALE: 1"=20' DATE: JULY 13, 1988
 REV. 0-2-88





SITE

VICINITY MAP SCALE 1" = 100'

1. Zoning of parcel: D9 3.5
2. Area of parcel: 2.2045 ac.
3. C.R.G. plan approval: 7/18/84 as "Falls II" with extension granted to 7/18/90 as "Summit Chase"
4. Owner/Developer: Capital Homes, Inc.; 10200 Gorman Road; Laurel, MD 20707
5. Deed reference 7777/805
6. Floor area ratio: 0.032
7. Parking requirements:
1 space per 7 people allowed in pool
448 max. users + 1 space/7 users = 64 spaces required
parking provided: 64 spaces (61 standard; 3 handicap)

GENERAL NOTES

PETITIONER'S EXHIBIT 1

FORMERLY FALLS II
FORMERLY SUMMIT GREEN SECTION ONE

**PARCEL A SECTION 5
SUMMIT CHASE**

3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND.

#300

